

REAR ADDITION

508 7th Street SE
Washington, DC 20003

REVISIONS		
#	DATE	COMMENTS

FLOWERS RESIDENCE
508 7TH ST SE Washington, DC 20003

PROJECT DATA

OWNER:

BENJAMIN FLOWERS
508 7TH STREET SE
WASHINGTON, DC 20003

ZONING DATA:

LOT: 0029
SQUARE: 0903
LOT AREA: 1068.0 SF
ZONE: RF-1
USE GROUP: R-3

TWO STORY SEMI DETACHED DWELLING
SINGLE FAMILY
FIRE ALARM: NO
SPRINKLER: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY NO



VICINITY MAP (NTS)

PROJECT DESCRIPTION:

TWO-STORY REAR ADDITION, INTERIOR RENOVATIONS

APPLICABLE BUILDING CODES:

DCMR 11 2016
IRC 2012
DCMR 12-A1, BUILDING CODE SUPPLEMENT OF 2013 CHAPTER 1
DCMR 12-B, RESIDENTIAL CODE SUPPLEMENT OF 2013
IEBC 2012
DCMR 12-J, EXISTING BUILDINGS CODE SUPPLEMENT OF 2013

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	754.7 SF	747.5 SF	640.8 SF
(PERCENTAGE)	70.7%	70.0%	60.0%
REAR YARD	8.6'	9.2'	20.0' MINIMUM
SIDE YARD	1.5' / 7.9' / 4.4'	NO CHANGE	5.0' MIN
HEIGHT	20.33'	NO CHANGE	35.0'
STORIES	2	NO CHANGE	3+CELLAR
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
FIRST FLOOR	754.7 SF	747.5 SF	
SECOND FLOOR	643.4 SF	747.5 SF	
TOTAL	1398.1 SF	1495.0 SF	

DRAWING INDEX

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- D-2 SECOND FLOOR DEMOLITION PLAN
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- A-5 EXTERIOR ELEVATIONS
- A-6 EXTERIOR ELEVATIONS

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SEAL:

VERSION: BZA
DATE: 10-2-17
SCALE: N.T.S.

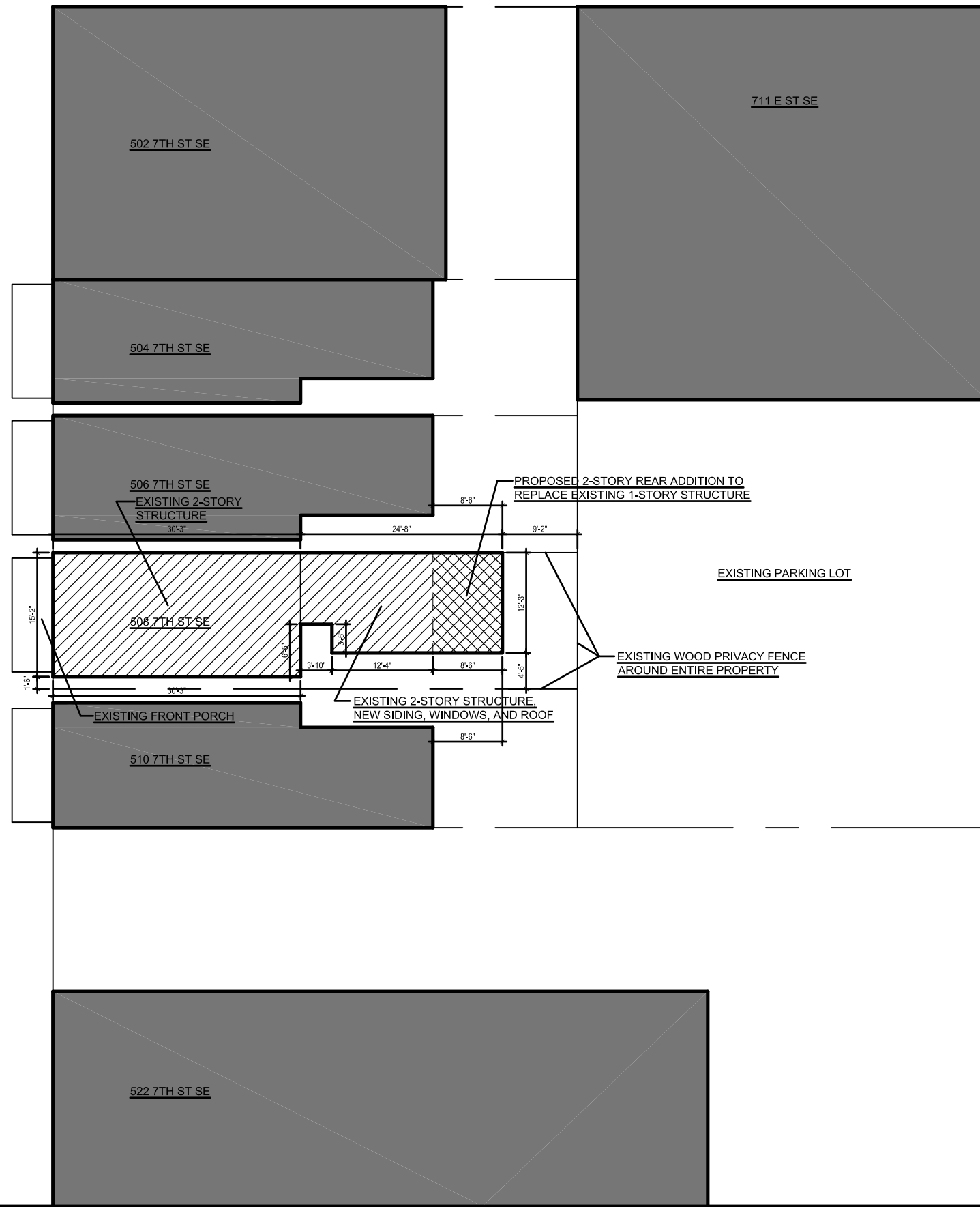
COVER SHEET

C-1

Board of Zoning Adjustment
District of Columbia
CASE NO. 19655
EXHIBIT NO. 7

E STREET SE

7TH STREET SE



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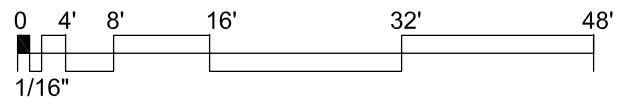
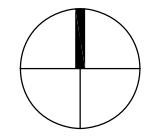
SEAL:

VERSION: BZA
DATE: 10-2-17
SCALE: 1/16" = 1'-0"

SITE PLAN

C-2

1 SITE PLAN
C-2 SCALE: 1/16"=1'-0"



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1 VIEW OF FRONT FROM 7TH STREET SE
C-3 SCALE: NTS

2 VIEW OF REAR FROM ALLEY
C-3 SCALE: NTS

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SCALE: NTS

PHOTOGRAPHS

C-3

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1 VIEW OF NORTH FACADE FROM REAR
C-4 SCALE: NTS

2 VIEW OF SOUTH FACADE FROM REAR
C-4 SCALE: NTS

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PHOTOGRAPHS
C-4

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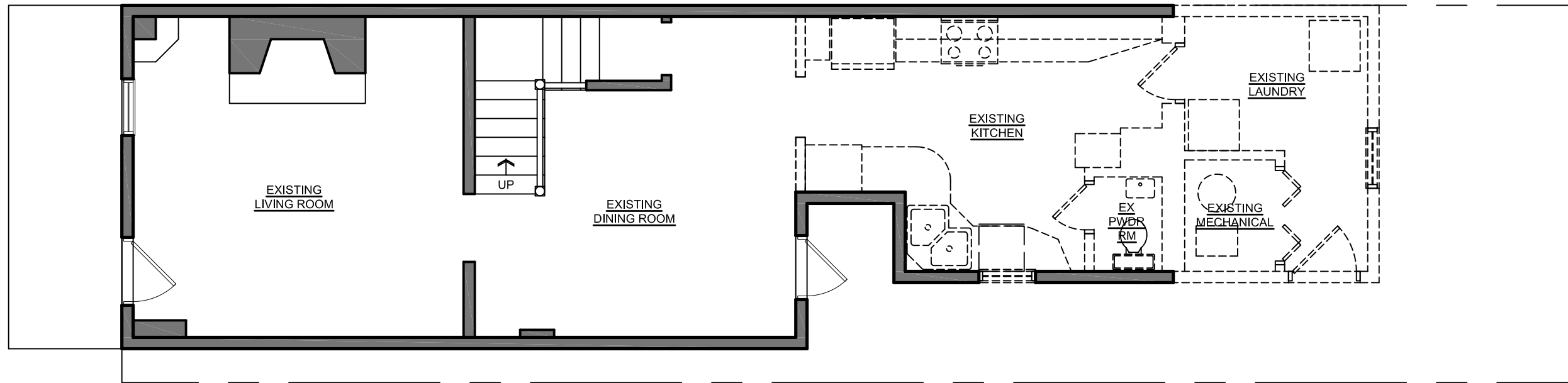
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PHOTOGRAPHS
C-5


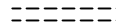
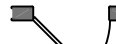
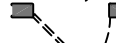
1 VIEW FROM E STREET SE THROUGH REAR YARDS
C-5 SCALE: NTS

2 VIEW FROM REAR YARD TOWARDS ALLEY
C-5 SCALE: NTS

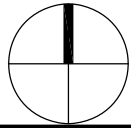
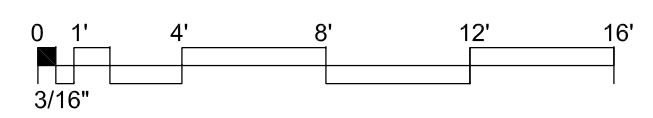
REVISIONS		
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LEGEND:

-  EXISTING PARTITION TO REMAIN
-  EXISTING PARTITION TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO BE REMOVED

1
D-1 **FIRST FLOOR DEMOLITION PLAN**
SCALE: 3/16"=1'-0"



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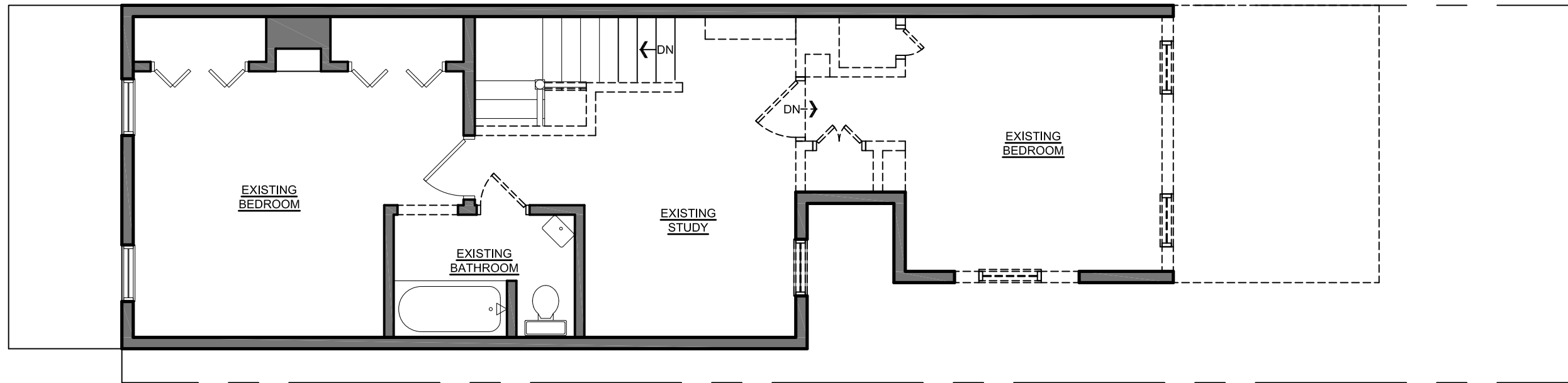
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 SCALE: **3/16"=1'-0"**


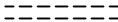
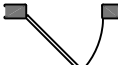
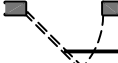
FIRST FLOOR DEMOLITION PLAN

D-1

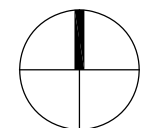
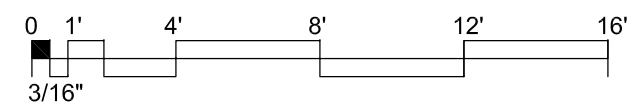
REVISIONS		
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LEGEND:

-  EXISTING PARTITION TO REMAIN
-  EXISTING PARTITION TO BE REMOVED
-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO BE REMOVED

1 SECOND FLOOR DEMOLITION PLAN
 D-2 SCALE: 3/16"=1'-0"



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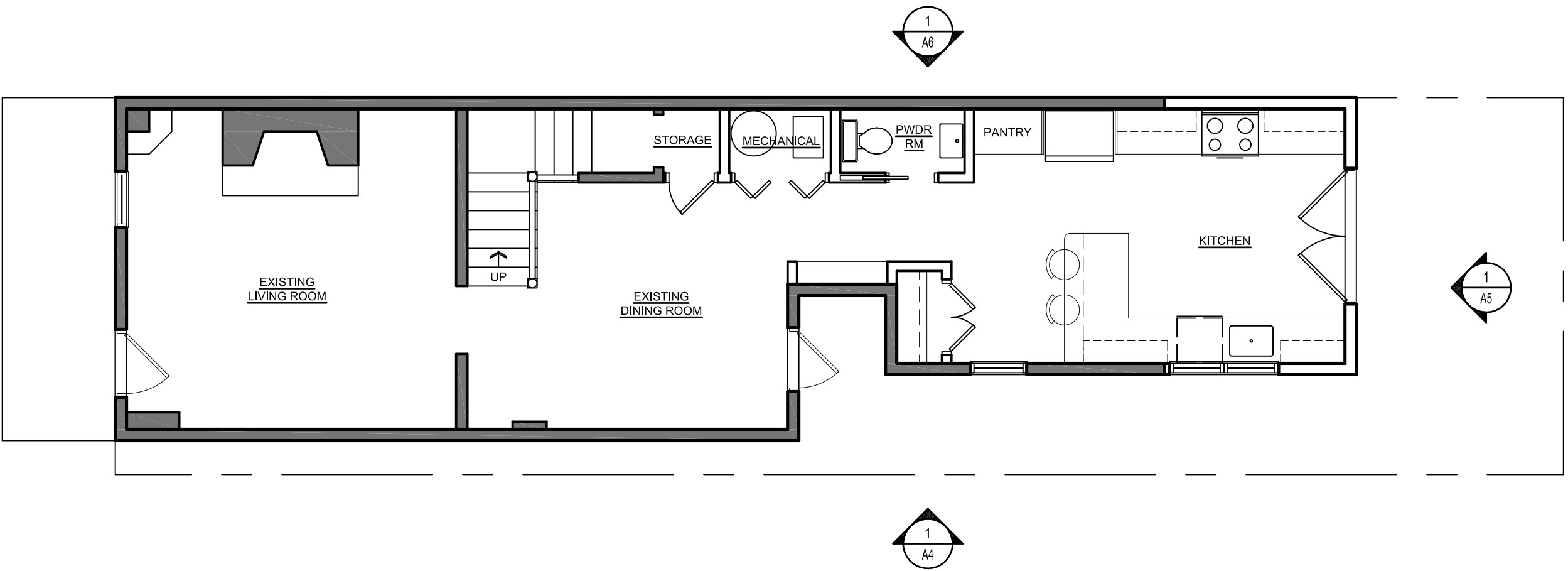
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SECOND FLOOR
 DEMOLITION PLAN

D-2

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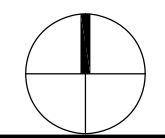
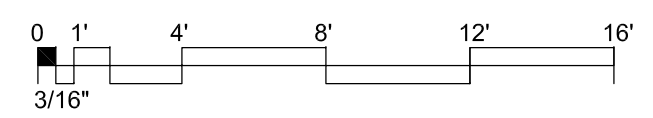
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VERSION: BZA
 DATE: 10-2-17
 SCALE: 3/16"=1'-0"
 FIRST FLOOR PLAN

LEGEND:

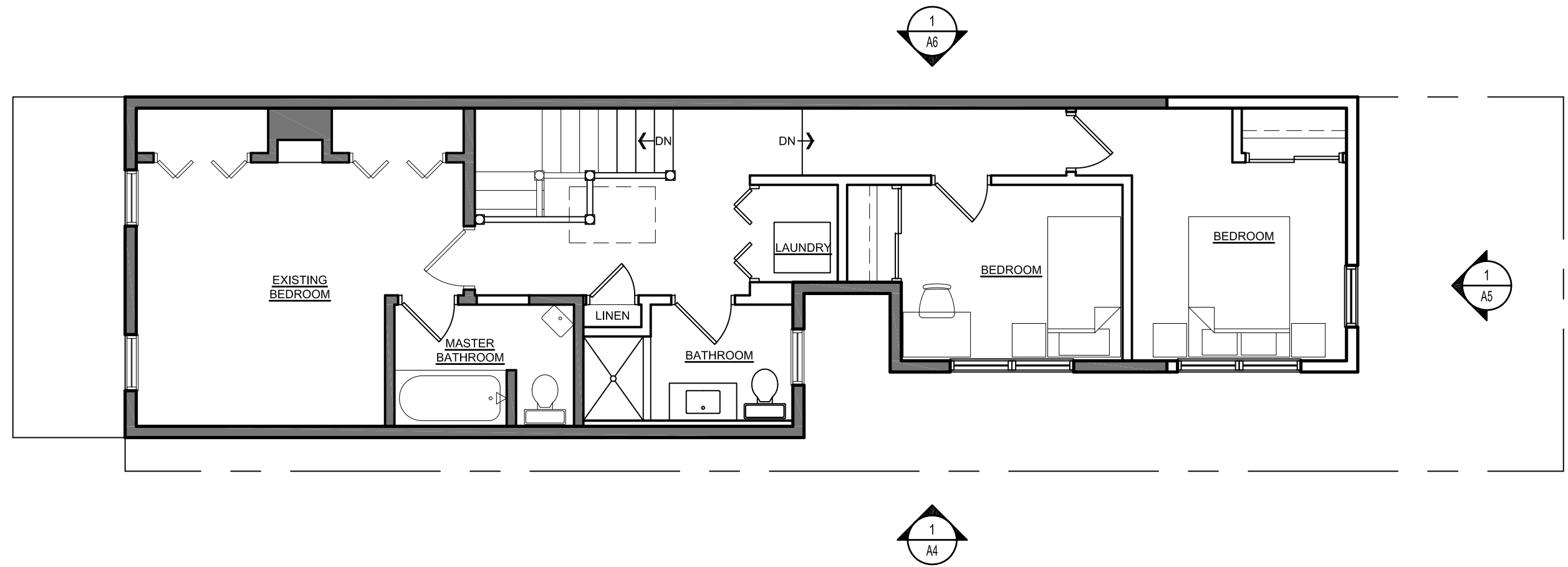
- EXISTING PARTITION TO REMAIN
- NEW PARTITION

FIRST FLOOR PLAN
 SCALE: 3/16"=1'-0"



A-1

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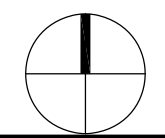
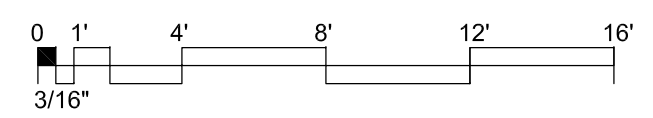
SEAL:

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 DATE: 10-2-17
 SCALE: 3/16"=1'-0"
 SECOND FLOOR PLAN

LEGEND:

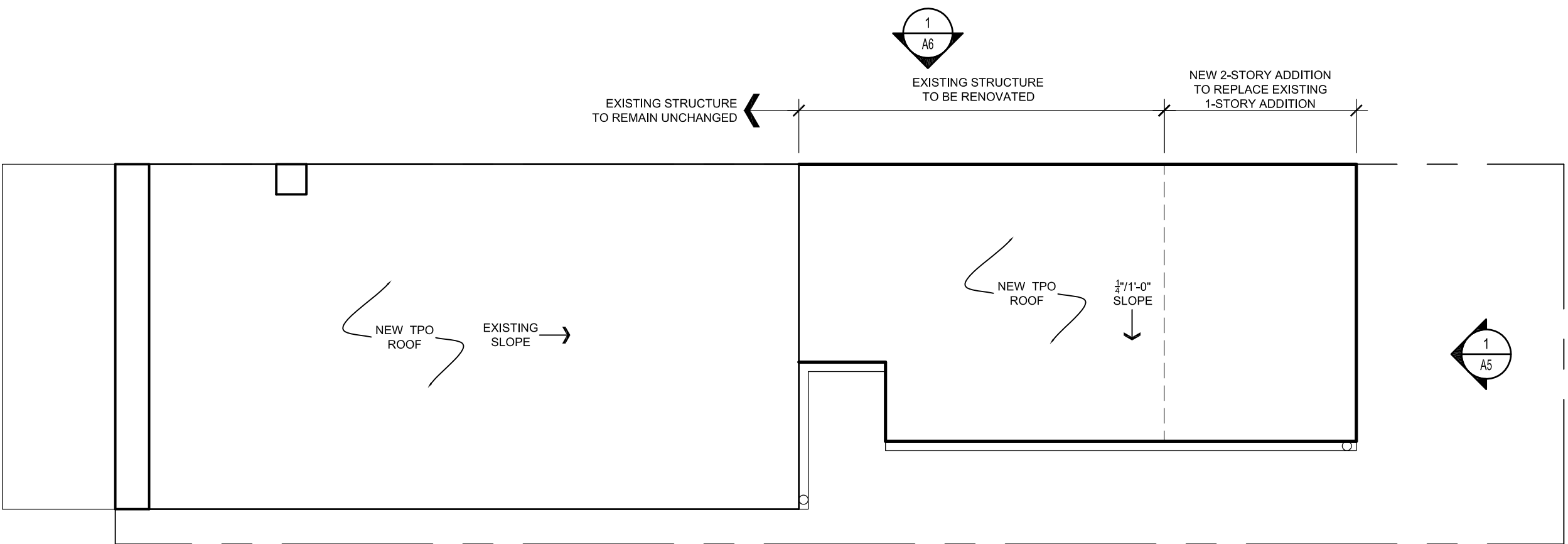
- EXISTING PARTITION TO REMAIN
- NEW PARTITION

SECOND FLOOR PLAN
 SCALE: 3/16"=1'-0"



A-2

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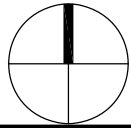
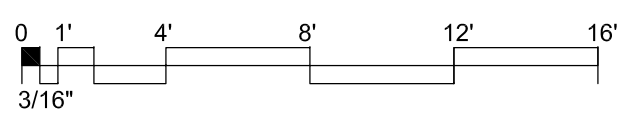
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 SECOND FLOOR PLAN

LEGEND:

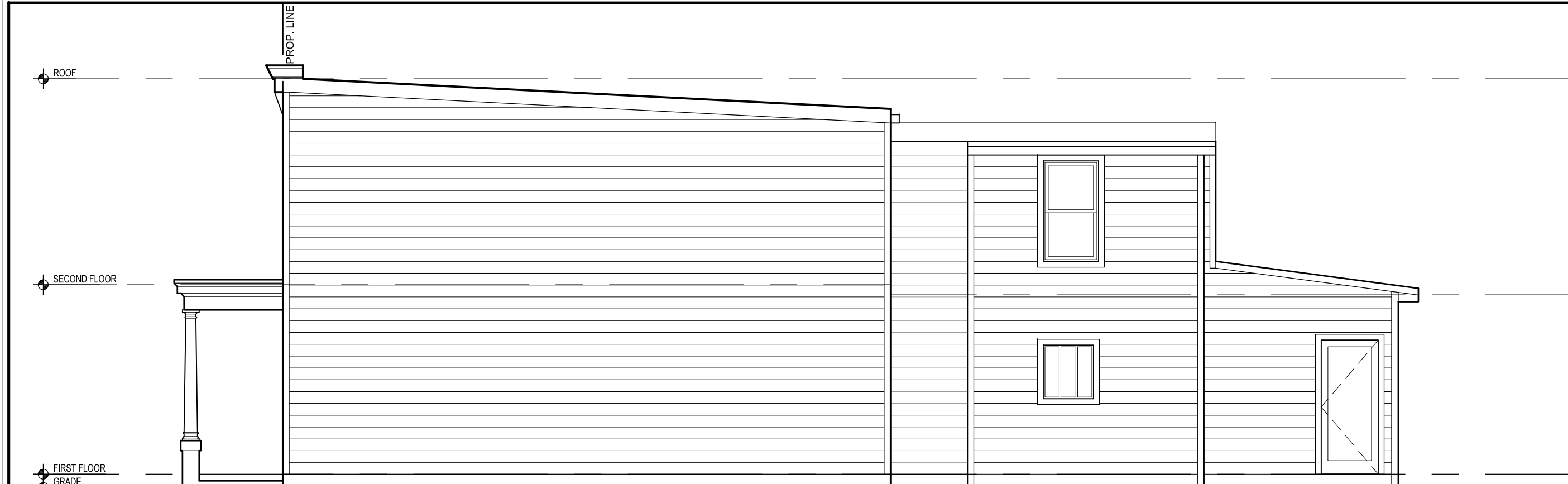
- EXISTING PARTITION TO REMAIN
- NEW PARTITION

ROOF PLAN
 SCALE: 3/16"=1'-0"

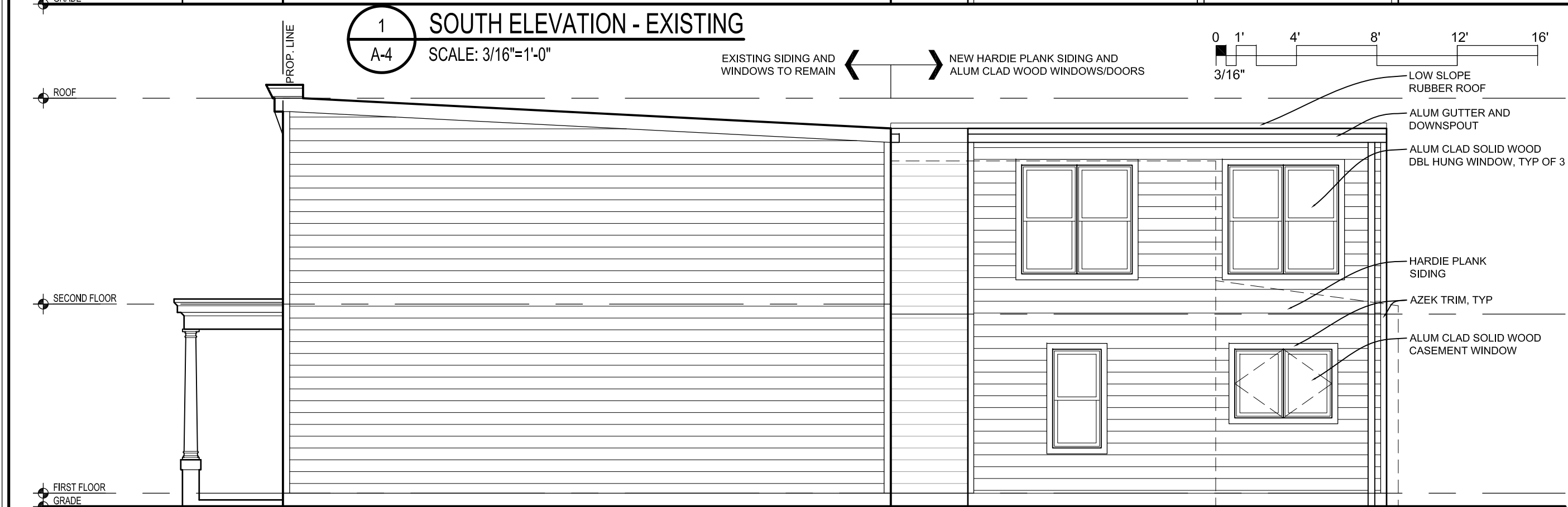


A-3

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1 SOUTH ELEVATION - EXISTING
A-4 SCALE: 3/16"=1'-0"



1 SOUTH ELEVATION - PROPOSED
A-4 SCALE: 3/16"=1'-0"

EXISTING STRUCTURE TO BE RENOVATED NEW 2-STORY ADDITION TO REPLACE EXISTING 1-STORY ADDITION

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SEAL:

VERSION: CONCEPT
 DATE: 8-1-17
 SCALE: 3/16"=1'-0"
 EXTERIOR ELEVATIONS

A-4

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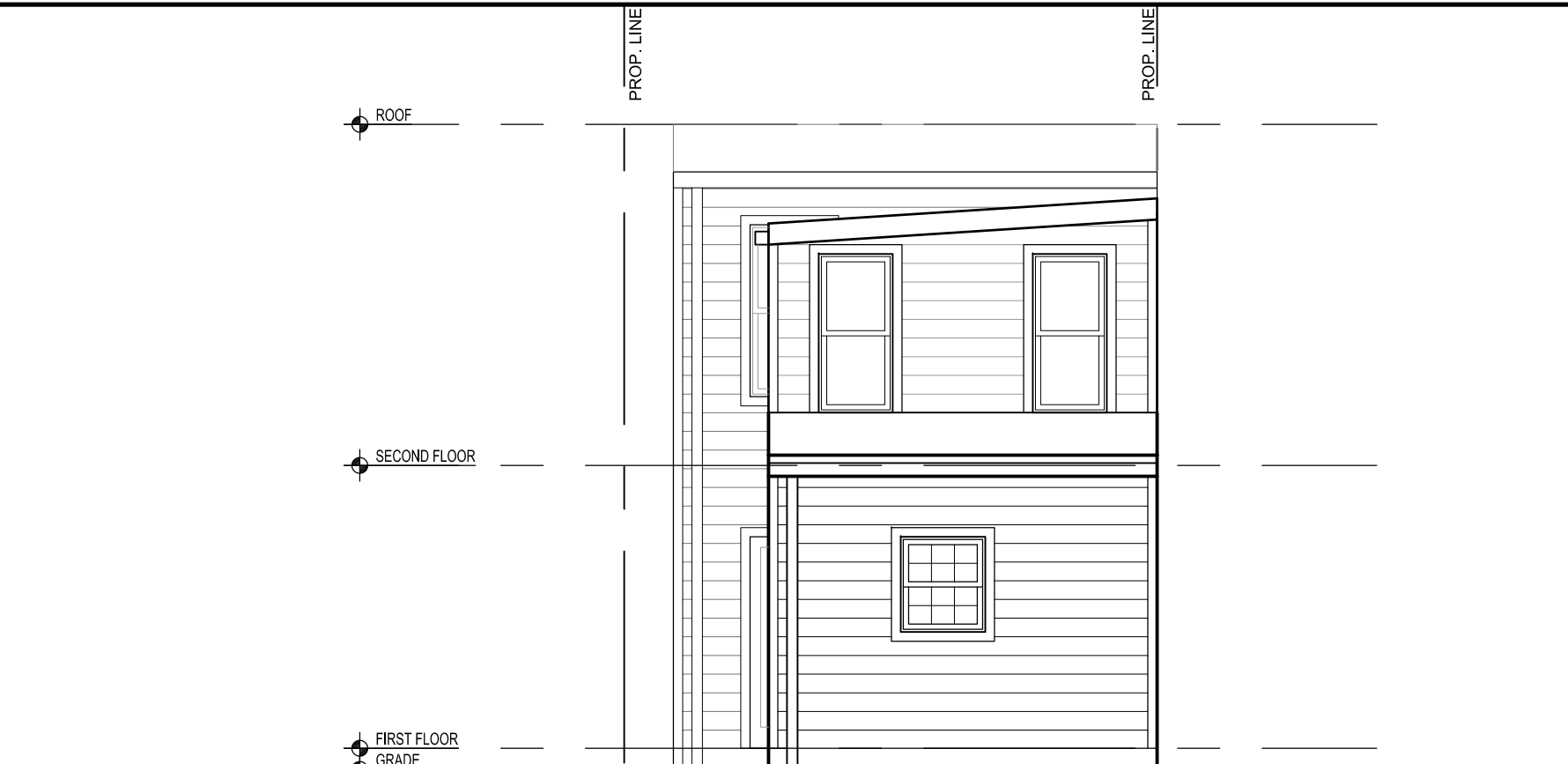
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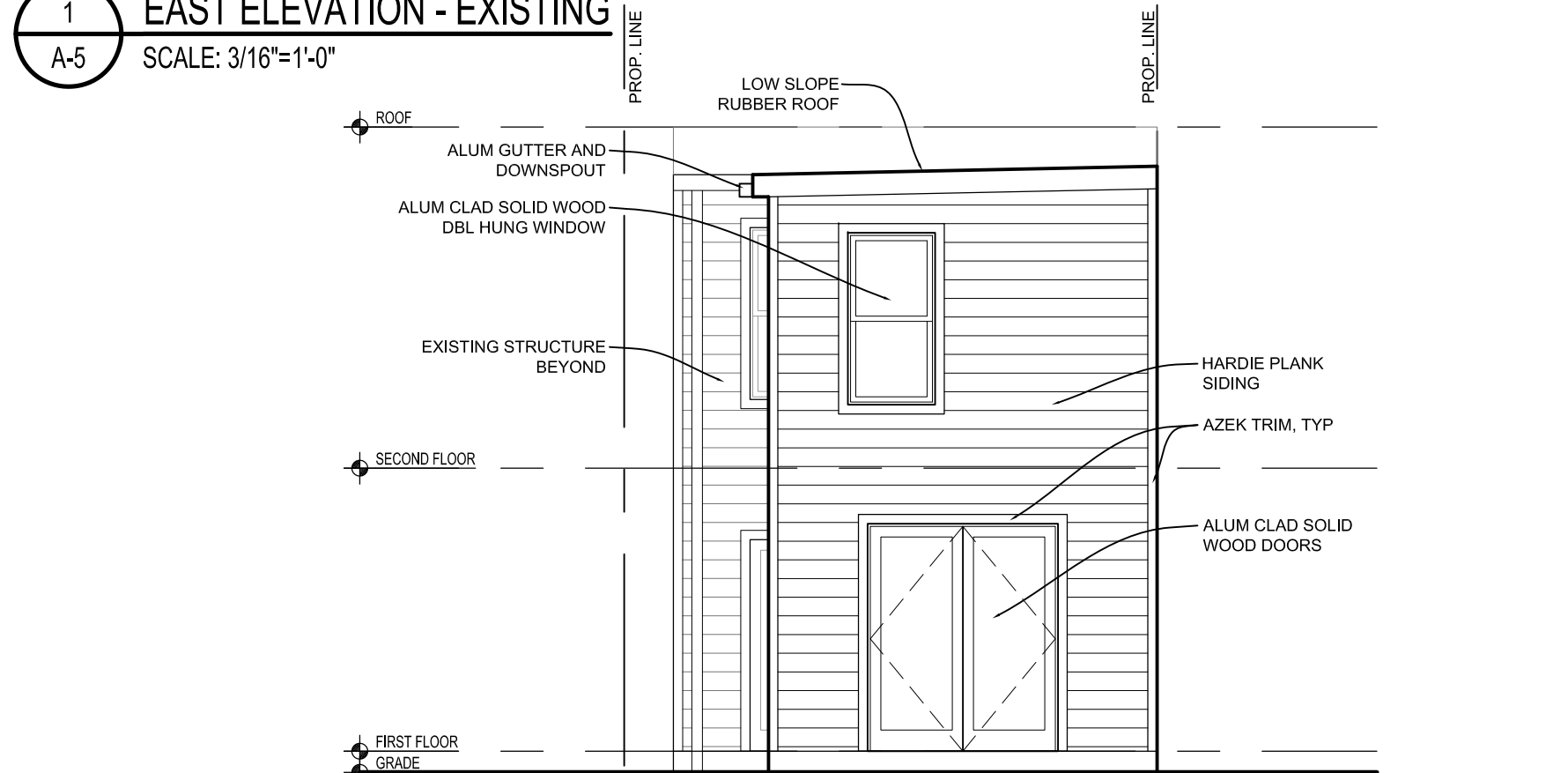
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 EXTERIOR ELEVATIONS

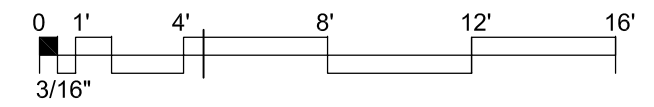
A-5



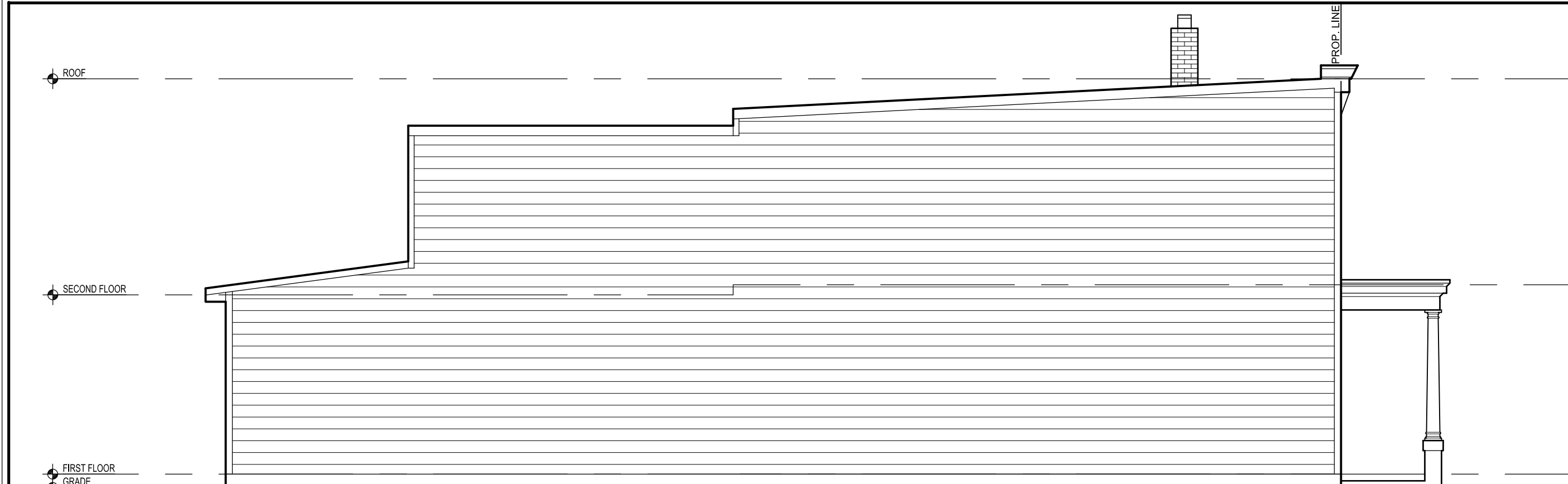
1 EAST ELEVATION - EXISTING
A-5 SCALE: 3/16"=1'-0"



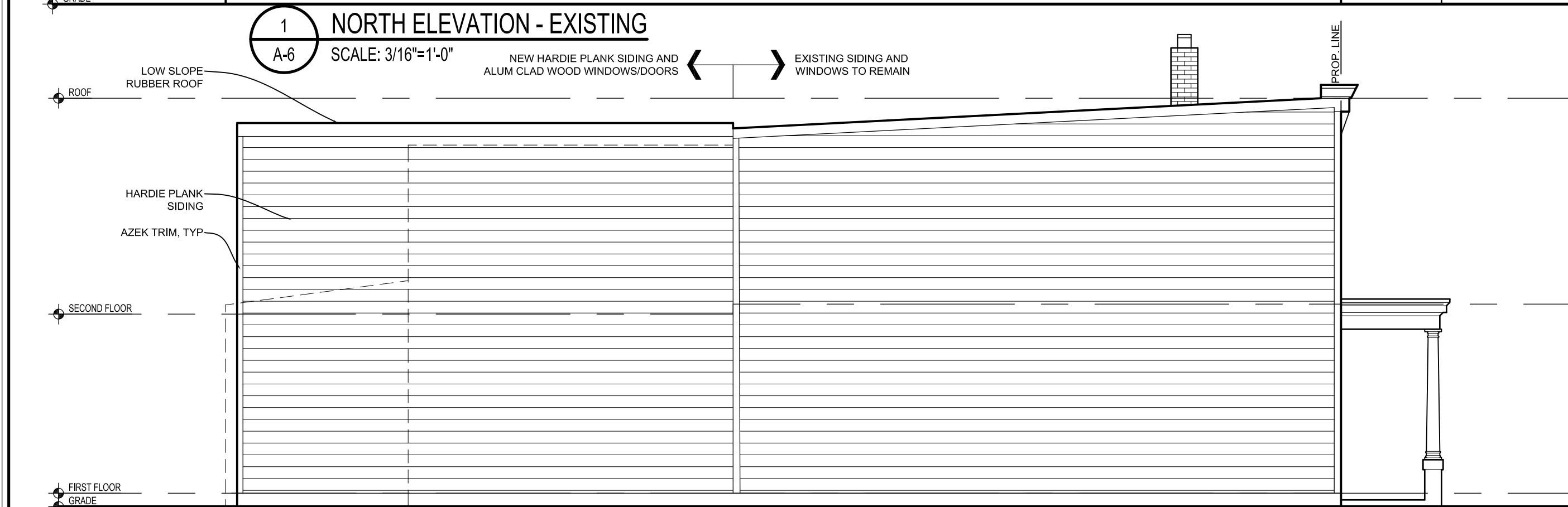
1 EAST ELEVATION - PROPOSED
A-5 SCALE: 3/16"=1'-0"



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1 NORTH ELEVATION - EXISTING
A-6 SCALE: 3/16"=1'-0"



1 NORTH ELEVATION - PROPOSED
A-6 SCALE: 3/16"=1'-0"

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 EXTERIOR ELEVATIONS

A-6